

2000-0154655 P 0548 00125

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESMT. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D. & P. = DEED AND RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- MONUMENTATION IS BASED ON THOSE AS FOUND ON THE GROUND AND SHOWN HEREON.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM BITTERS 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.9998726.
- BEARINGS SHOWN MUST BE ROTATED 00°43'52" CLOCKWISE TO MATCH N.A.D. 83.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ann Orler, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF March A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 14th DAY OF March A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Anthony P. Barrios, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF MAY A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

OLD FREDERICKSBURG ROAD
(NOMINAL 100' R.O.W.)

CURVE DATA:
R=236.48'
L=157.21'
T=81.63'
C=154.33'
CB=S71°27'41"E
D=38°05'22"

LINE	LENGTH	BEARING
L1	5.15	N 21°55'21"W
L2	11.44	S 33°14'55"E
L3	14.30	N 34°03'46"W
L4	12.50	S 57°32'00"W
L5	25.00	N 32°28'00"W
L6	12.50	N 57°32'00"E

SCALE: 1"=50'

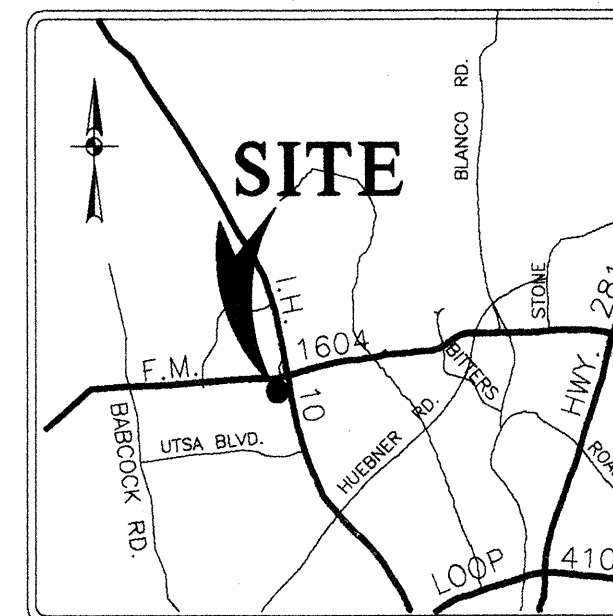
DRAINAGE EASEMENT SHOWN ON LOT 2, BLOCK 5, N.C.B. 14855

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTAR THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

PLAT NO. 980527



LOCATION MAP
N.T.S.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

TXDOT NOTES:

- FOR COMMERCIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DRAINAGE OR SOUND ABATEMENT MEASURES FOR FUTURE TRUCK TRAILER TRUCKS.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS" OF STATE HIGHWAYS.
- ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
- STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.

NOTE: This subdivision is within the Edwards recharge zone. Development within this subdivision is subject to Chapter 34, Article V, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof. No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7th DAY OF MAY A.D. 19 99

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BEXAR

I Concepcion Rick Hoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 6th DAY OF September A.D. 19 99 AT 1:07 PM M. AND DULY RECORDED THE 11th DAY OF September A.D. 19 99 AT 3:10 PM M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 4045 ON PAGE 125

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11th DAY OF September A.D. 2000

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Concepcion Rick Hoff DEPUTY

SUBDIVISION PLAT OF ECJV-1 SUBDIVISION

BEING 2.607 ACRES OF LAND, BEING A 2.435 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5948, PAGES 199-203 AND BEING OUT OF A 93.379 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7066, PAGES 990-997 RESPECTIVELY, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF N.C.B. 14855 AND THE B.B.B. & C.R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, SAN ANTONIO, BEXAR

THIS PLAT OF ECJV-1 SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 23 DAY OF August A.D. 2000

BY: James R. ... CHAIRMAN

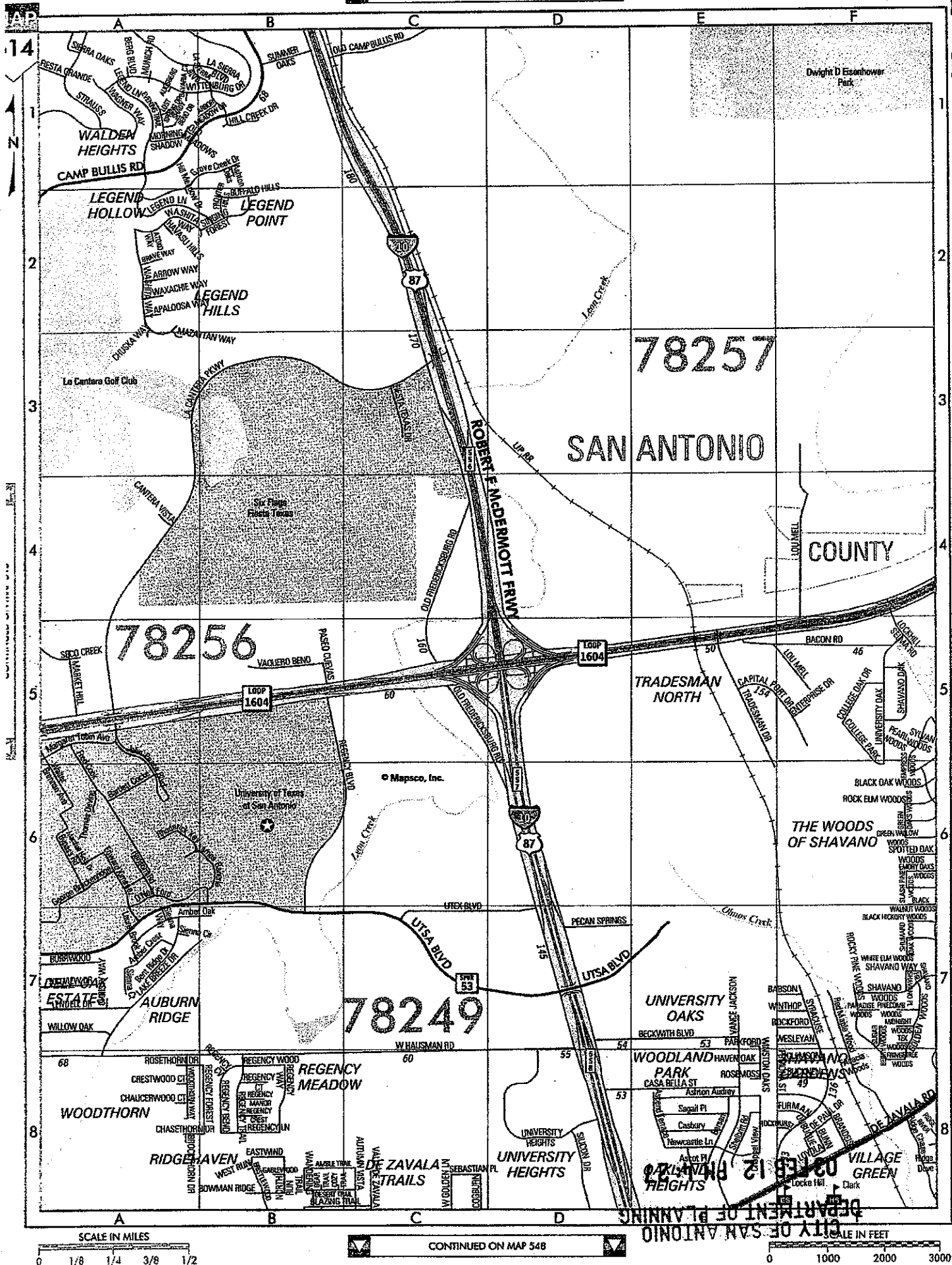
BY: ... SECRETARY

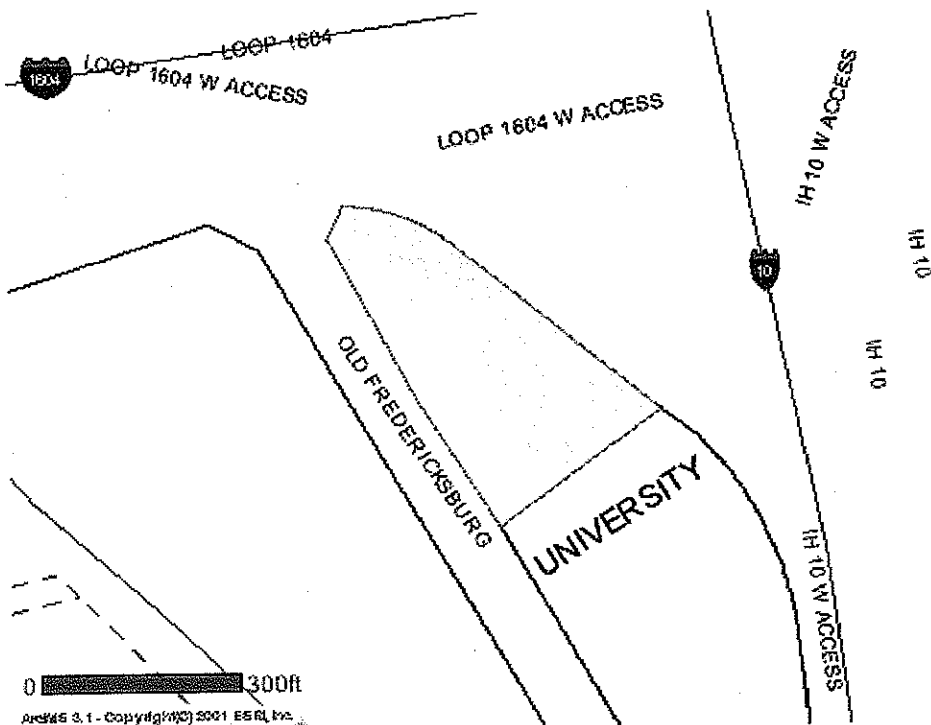
03 FEB 10 PM 3:03
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

1-142071 (00) DESIGN CIVIL VPI 420700 DWG

INR NO. 4207.00

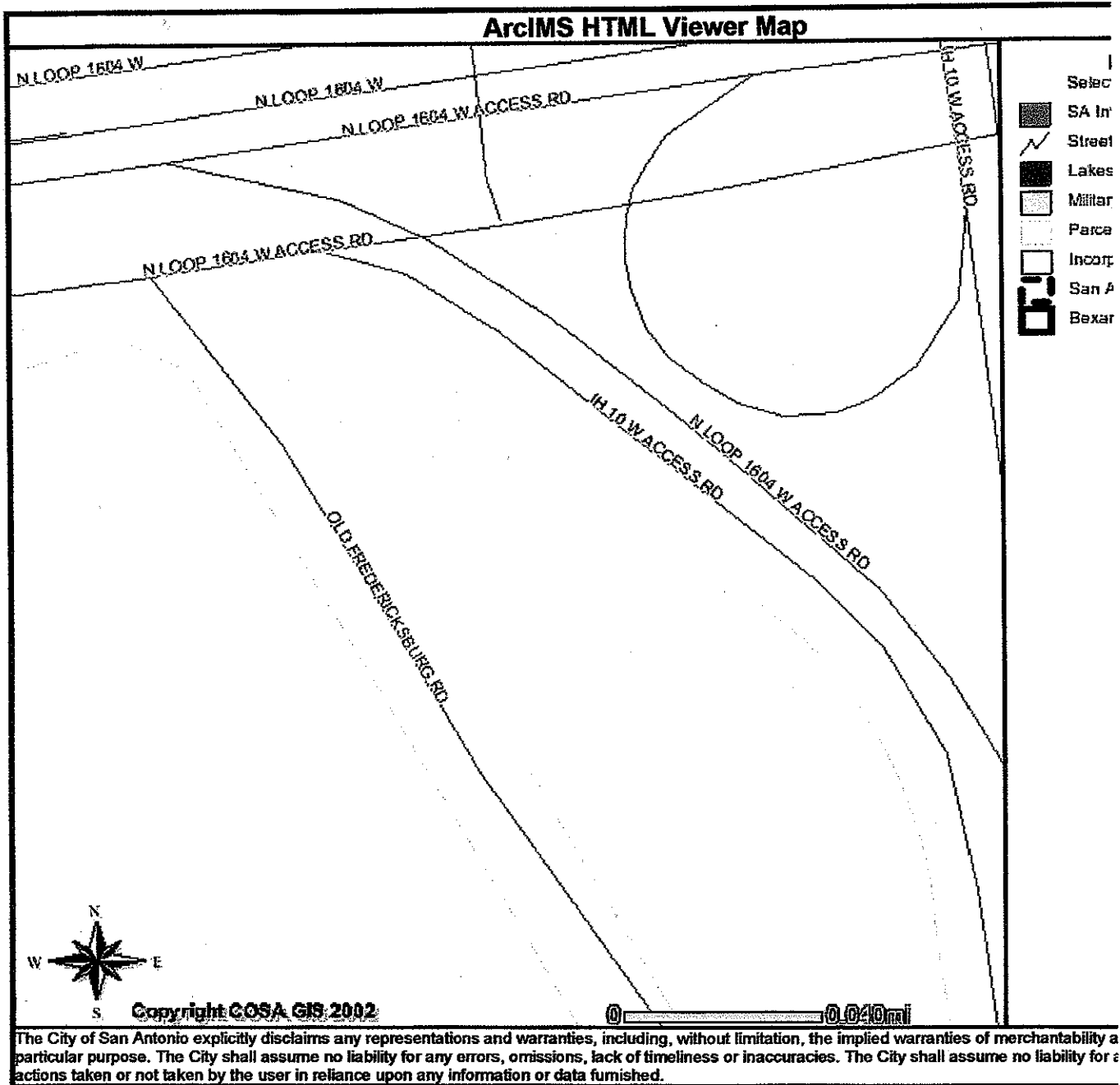
VRP# 03-02-024





03 FEB 12 PM 4:27
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

2/6/03

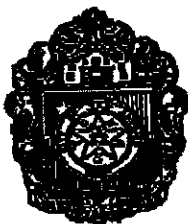


03 FEB 12 PM 4:27

DEPARTMENT OF PLANNING
CITY OF SAN ANTONIO

03 FEB 12 PM 3:03

MS
rebutted



City of San Antonio

New

Vested Rights Permit

APPLICATION

Permit File: # VRP-03-02-024
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Engenberg, Chealer, Joint Vent. Phone: 472-1103 Fax: 472-1104

Address: 700 N. St. Mary's Suite 1510 Zip code: _____

Engineer/Surveyor: Papa-Dawson Engineers Phone: 375-9000 Fax: 375-9010

Address: 555 East Ramsey Zip code: _____

1. Name of Project: ECJV -1 Subdivision
2. Site location or address of Project: Loop 1604 & Fredricksburg Road
N.C.B. 14855, Block 5, Lot 2

3. Council District 8 ETJ _____ Over Edward's Aquifer Recharge? ☒ yes () no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

Please see attached

5. What is the date the applicant claims rights vested for this Project? June 29, 1998

6. What, if any, construction or related actions have taken place on the property since that date?
None

Permit File # _____

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: ECJV - 1 Subdivision Plat # 19980527 Acreage: 2.435

Date submitted: June 26, 1998 Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

• **Approved Plat**

Plat Name: ECJV - 1 Subdivision Plat # 19980527 Acreage: 2.435 Approval

Date: 08-23-00 Plat recording Date: 09-11-00 Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Other**

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Alan Chesler Signature: _____ Date: 2/4/03



City of San Antonio
Planning Department
Subdivision Section

PLAT APPLICATION

980527

Date Submitted:

June 26, 1998

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
Plat 1B

Plat Number:

980527

Plat Name: ECJV-1 Subdivision

Owner/Agent: Ehrenberg Investment, Inc.

Phone: 210/226-8889 Fax:

Address: 130 E. Travis Street, Suite 410, San Antonio, Texas

Zip code: 78205

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Phone: 210/375-9000 Fax: 210/375-9010

Address: 555 East Ramsey, San Antonio, Texas

Zip code: 78216

VARIOUS

1. ☒ MAJOR PLAT ☐ AMENDING PLAT ☐ MINOR PLAT (Director plat - no variances or public hearing)

2. ☐ DIRECTOR -OR- ☒ PLANNING COMMISSION

3. Plat is associated with the development of a:

☐ POADP: Y / N Name N/A # Date Approved:

☐ PUD: Y / N Name N/A # Date Approved:

4. All Specific Uses Proposed: Commercial (restaurant, day care, warehouse, etc.)

5. City Council District 8 Ferguson Map Grid 514, C5

6. Water Service: ☒ Saws ☐ Well ☐ Other Utility (name)

7. Sewer Service: ☒ Saws ☐ Septic ☐ Other Utility (name)

8. Linear feet of new streets: Public: 0 Private: 0

AT IS OVER, WITHIN OR INCLUDES THE FOLLOWING (circle specific if there is a choice)

☒ Yes ☐ No - San Antonio City Limits ☒ Yes ☐ No - Edwards Aquifer Recharge zone?

☐ Yes ☒ No - Previous/existing land fill? ☒ Yes ☐ No - Parkland, greenbelts, or open space? Flood plain?

LAND AREA BEING PLATTED

	Lots	Acres	Other NSF uses:	Acres
Single-Family (SF)	0	0	Public Street *	0
Non-Single Family (NSF)	1	2.435	Private Street, Common Area, Open Space & Easements **	0.300

Total Acre Sum: 2.735

FEES (*Public street dedications are not subject to fee assessment. *(Recording fees are collected for ICL plats only.)

Major Base \$	550.00	Minor Base \$	0.00	Amending \$	0.00	Leg. Doc. * \$	0.00
# lots x \$ 57 ea = \$	0.00	# lots x \$ 57 ea = \$	0.00	Def, V.D. \$	0.00	Per. Agr. * \$	11.00
# acres x \$ 410 = \$	998.35	\$100/ac over 20 \$	0.00	Replat PH \$	0.00	Plat \$	31.00

Other NSF ** (i.e. private st./open space) @ \$410/ac. : \$ 123.00

Total Fee Sum: \$ 1,713.35

42971001WORD\FORMS\980623A1

I hereby certify that the above information is true and correct.

Print Name: Jon Adame, P.E.

Signature: Jon Adame

Date: 6/24/98 ☒ Professional Engineer ☐ Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.

Print Name: Oscar M. Ehrenberg

Signature: Oscar M. Ehrenberg

Date: 6/24/98 ☒ Owner ☐ Agent (Checking this requires a notarized Letter of Agent.)

(Only complete, legible applications will be accepted, 1 original copy, and 5 copies must be submitted.) Jan 98

LAW OFFICES OF
KAUFMAN & ASSOCIATES, INC.

1250 Frost Bank Tower
100 West Houston Street
SAN ANTONIO, TEXAS 78205-1457
TELE: (210) 227-2000 FAX: (210) 227-2001
www.kaufmanassoc.com

**CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING**

03 FEB 10 PM 3:03

February 10, 2003

Mr. Michael Herrera
Special Projects Coordinator
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, Texas 78205

VIA HAND DELIVERY

RE: Vested Rights Permit Application for ECJV-1 Subdivision

Dear Mr. Herrera:

Please find enclosed a Vested Rights Permit Application for the ECJV-1 Subdivision, Plat Number 980527. The property was the subject of a plat application filed in 1998. The City of San Antonio ("City") approved the subdivision plat, which was subsequently recorded. Also enclosed are two (2) copies of the plat application and two (2) copies of the approved plat. We respectfully request that the City review this application and acknowledge vested rights on the property.

Pape-Dawson Engineers prepared the attached plat for the property located near the intersection of North Loop 1604 West and Old Fredericksburg Road in Northwest San Antonio. The property is currently zoned "C-3" Commercial. The plat application was filed with the City on June 26, 1998. The City Planning Commission approved Plat Number 980527 on August 23, 2000. The plat was recorded on September 11, 2000. Under Chapter 245 of the Texas Local Government Code, Issuance of Local Permits, rights vested as of the application date for the plat, June 26, 1998.

If there is any additional information that we can provide that will assist you in your review of this application, please do not hesitate to call me at 227-2000, extension 17.

Thank you for your assistance in this matter.

Sincerely,

KAUFMAN & ASSOCIATES, INC.

By: 
Rob Killen

X:\2700-2860\2857\Cover Ltr - VRP.doc

Enclosures

KAUFMAN & ASSOCIATES, INC.
100 W. HOUSTON STREET, SUITE 1250
SAN ANTONIO, TX. 78205-1457
PH. 210-227-2000

JPMORGAN CHASE BANK
SAN ANTONIO REGION
SAN ANTONIO, TX 78209
32-115-1110

PAY TO THE
ORDER OF
City of San Antonio

One Hundred Sixty and 00/100*****

**160.00
\$

City of San Antonio
P. O. Box 839966
San Antonio, TX 78283

KAUFMAN & ASSOCIATES, INC.

MEMO

Filing Fee

VRP#03-02-024

⑈029405⑈

⑈11001150⑈

⑈0640703116⑈

AUTHORIZED SIGNATURE

Cathy Turk

MP

DOLLARS

KAUFMAN & ASSOCIATES, INC.
City of San Antonio

2/12/2003

29405
160.00

Vested Rights Permit

Chase-Operating

Filing Fee

160.00

29405

2/12/2003

Details on back



Security Features Included

081064/3-90